

# Planning Report

August 21, 2014

## U-Haul Expansion

### Case Summary

Agenda Item	3
Case Number	14-038CU
Proposal	A conversion of current Hilliards Furniture Store to a U-Haul Showroom and Self-Storage facility.
Request	Conditional Use Review and approval of conditional use under the provisions of Zoning Code Section 153.236.
Site Location	6419 Old Avery Road. Approximately 1,070 feet north of the intersection with Shier Rings Road, adjacent to SR 33.
Applicant	Carlos Vizcarra, Amerco Real Estate Company.
Case Manager	Gary P. Gunderman, Planning Manager.
Contact Information	(614) 410-4682   <a href="mailto:ggunderman@dublin.oh.us">ggunderman@dublin.oh.us</a>
Planning Recommendation	Approval of the Conditional Use Planning recommends approval of this modified application for a conditional use (see Update page 3) as it complies with the applicable review criteria, with one condition.



## Facts

Site Area	1.77-acre site, 11,618-square-foot building (formerly the Hilliards Furniture store)
Zoning	ID-1, Innovation District 1 (Research Office District)
Surrounding Zoning and Uses	<p>The proposed use will occupy the entire Hilliards Furniture building in combination with the existing U-Haul facility to the west.</p> <p>West: ID-1, U-Haul truck rental and storage facility  North: State Route 33  South: ID-1, office/warehouse  East: TF, Tech Flex District, vacant site adjacent to Smith Medical, across Avery Road</p>
Site Features	<ul style="list-style-type: none"> <li>• Full access from Old Avery (frontage) Road</li> <li>• Private drive to the south shared with the existing U-Haul facility and adjacent properties to the south.</li> <li>• Approximately 391 feet of frontage along State Route 33, and 142 feet of frontage along Old Avery Road.</li> </ul>
History	The original Hilliards Furniture store was annexed into the City and retained Township zoning until the site was rezoned to a PUD as part of an expansion in 2003. More recently, the site was rezoned into the ID-1 Innovation District as part of a City-sponsored area rezoning in 2011. ?

## Details

## Conditional Use

Update	<p>The Commission tabled this application, at the request of the applicant, for a conditional use for the use of an existing building as a retail space, warehouse and storage space for U-Haul, to allow the applicant to revise the plans to reflect existing conditions correctly and address concerns raised by the Commission.</p> <p>The applicant has revised the building elevation to remove overhead doors on the north side. The parking lot in the front (east side) of the building was revised to add parking lot screening and remove existing pavement from the public right-of-way. Street trees were added near the new landscape area. This has necessitated some rearrangement to the existing parking lot at the east end but increased the net open space on the overall site. The dumpster has been relocated to the east end of the property as well. Parking of rental trucks which is permitted under the existing zoning will continue on another property west of the applicant's site and is not part of this application.</p>
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Details	Conditional Use
Proposal	<p>The proposal is to permit the entire building to be operated as a retail store area, an indoor, climate controlled, individual self-storage area for medical records and an open warehouse area.</p>
Use	<p>The ID-1 district requires a conditional use application for all retail operations but the approval for the remaining uses relies on code language permitting the uses of the previous zoning of the property. The previous zoning (PUD) permitted self-storage and warehouse as a conditional use. The proposed retail area is 3,130 square feet, the self-storage area is 5,546 square feet and the warehouse area is 5,531 square feet, and Retail support area is 1,482 square feet.</p>
Parking	<p>According to Zoning Code Section 153.212 this use is required a combined 26 parking spaces; 28 parking spaces are provided.</p>
Operational Details	<p>U-Haul will be operating the proposed uses from the former Hilliards Furniture store site using the existing building in addition to retaining their operations at their existing site. The added space will permit a retail showroom area to conduct rental operations (not including the outdoor storage/parking of rental vehicles), sell storage and moving supplies and provide a small office space for the entire U-Haul operation.</p> <p>The center portion of the building will permit a smaller size self-storage area for the climate controlled storage of medical records. The eastern end of the building will be an open general warehouse area. U-Haul will employ a maximum of 10 employees at this site.</p> <p>The only changes to the site are a new driveway connection to the private Avery Road Industrial Park Drive and a proposed sidewalk connection from the existing self-storage and truck parking area to the new facilities. See condition one.</p> <p>The existing building is in need of substantial investment on a number of routine areas. The applicant will be repainting the entire structure to beige color shown in the plans included with the application. The Innovation District permits administrative approvals for site, building and sign improvements, provided they meet Code.</p> <p>The site was brought up to Code for landscaping requirements as part of the expansion in 2003. The southern site boundary has not been well maintained and needs to be cleaned up and reseeded. Planning has worked with the applicant on a plan to improve the landscaping adjacent to the parking area with new shrubs and the applicant has included this by a note on the site plan drawing.</p>

Analysis	Conditional Use
<i>Process</i>	Section 153.236 of the Zoning Code identifies criteria for the review and approval of a conditional use (full text of criteria attached).
1) <i>Harmonious with the Zoning Code and/or Community Plan.</i>	<b>Criterion met:</b> This proposal is consistent with the requirements of the Zoning Code.
2) <i>Complies with applicable standards.</i>	<b>Criterion met:</b> This proposal is a conditional use and meets all applicable development standards.
3) <i>Harmonious with existing or intended character in vicinity.</i>	<b>Criterion met:</b> The proposed use is located in an area in transition and is similar to existing U-Haul storage facilities and storage facilities near the proposed facility. The general operation should not be substantially different from the operating hours in adjacent businesses and will not have a negative effect on surrounding areas.
4) <i>Will not have a hazardous or negative impact on surrounding uses.</i>	<b>Criterion met:</b> Proposed operations will not have an adverse effect on surrounding uses.
5) <i>Will provide adequate services and facilities.</i>	<b>Criterion met:</b> The proposal has sufficient services and facilities available for the intensity of the desired use.
6) <i>Will not harm the economic welfare.</i>	<b>Criterion met:</b> This proposed use contributes positively to the economic climate of the city.
7) <i>Create no use or characteristic that is detrimental to the surrounding uses.</i>	<b>Criterion met:</b> The use will not be detrimental to the surrounding area.
8) <i>Vehicular circulation will not interfere with existing circulation.</i>	<b>Criterion met:</b> The proposal will use existing access points onto the public street system and will not interfere with existing circulation. The parking allows for an adequate number of spaces due to the proposed facility size and number of employees.
9) <i>Not detrimental to property values in the vicinity.</i>	<b>Criterion met:</b> This proposal will not be detrimental to property values.

Analysis	Conditional Use
10) <i>Will not impede the development or improvement of surrounding properties.</i>	<b>Criterion met:</b> This proposal will not interfere with surrounding improvements or developments, and should not change the overall development pattern in the area.

Recommendation	Conditional Use
Recommendation	<p>This proposal complies with the conditional use review criteria and approval of this request is recommended with one condition.</p> <p>1) That the plans be modified in the south western corner to include a sidewalk connection from the paving area to the adjacent property west of the site. Subject to staff approval.</p>

## CONDITIONAL USE

### Review Criteria

Section 153.236(C) sets out criteria for the review and approval of a conditional use.

(C) *Action by the Planning Commission.* The Planning and Zoning Commission shall hold a public hearing and shall not approve a conditional use unless it finds that such use at the proposed location meets all of the following requirements:

- 1) The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan.
- 2) The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.
- 3) The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- 4) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
- 5) The area and proposed use(s) will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- 6) The proposed use will not be detrimental to the economic welfare of the community.
- 7) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.
- 8) Vehicular approaches to the property shall be so designed as not to create interference with traffic on surrounding public and/or private streets or roads.
- 9) The proposed use will not be detrimental to property values in the immediate vicinity.
- 10) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.